



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

April 15, 2005

Mr. Michael Petit de Mange
Kent County Planning
414 Federal Street
Dover, DE 19901

RE: PLUS 2004-09-05; Heritage Building Group - Webb Property

Dear Mr. Petit de Mange:

The Office of State Planning has received a letter from Mr. Garth Jones of Becker Morgan Group in response to our PLUS comments on the above reference project. While the State had no objections to the development of this property, we did have concerns and comments regarding the site plan.

In our letter of March 21, 2005 we noted several times that we were concerned with the impacts to the forested areas that development will have on this site. DNREC asked that the applicants preserve the existing natural forested areas as follows:

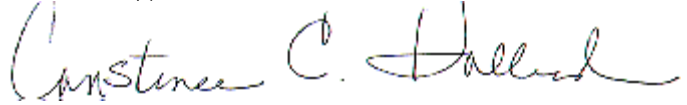
- Adjacent to Double Run Creek in its entirety because this area serves as sensitive headwater or near headwater riparian wetlands associated with the creek
- Where forested areas are being removed for stormwater ponds. The Developer should utilizing the forested area for stormwater best management practices that will minimize the need for ponds.
- Forested buffer along the tributaries (at least 100 ft). The tributary on the western and northern boundaries of the project parcel are within the Murderkill River State Natural Area because buffers are an integral component of aquatic and wetland habitats.

While a new site plan was not included with the developers response, it does not appear that changes were made to address our concerns. Therefore, we ask the County to

consider our concerns regarding the forested areas when you review the site plan for approval.

If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in dark ink, reading "Constance C. Holland". The signature is fluid and cursive, with the first name "Constance" being the most prominent part.

Constance C. Holland
Director

CC: Mr. Garth Jones, Becker Morgan Group

Attachments: PLUS response letter dated 10-15-04
Response from developer dated 3-21-05